



# ANNUAL ACTIVITY REPORT FISCAL YEAR 2011/2012

STATE OF CALIFORNIA BUSINESS TRANSPORTATION AND HOUSING AGENCY

## CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK



"Financing projects that promote a healthy climate for jobs in California"

This report is also available at: www.ibank.ca.gov



## ANNUAL ACTIVITY REPORT FISCAL YEAR 2011/2012

#### **INTRODUCTION**

This Annual Activity Report (Annual Report) is submitted in accordance with Government Code Section 63035, which requires the California Infrastructure and Economic Development Bank (I-Bank) to submit to the Governor and the Joint Legislative Budget Committee a report of its activities for the preceding fiscal year. This Annual Report includes:

- (a) (1) A listing of applications accepted, including a description of the expected employment impact of each project.
  - (2) A separate summary of applications for the Infrastructure State Revolving Fund Program, including a summary of the number of preliminary applications that did not receive funding and the reason the applicant did not qualify.
- (b) A specification of bonds sold and interest rates thereon.
- (c) The amount of other public and private funds leveraged by the assistance provided.
- (d) A report of revenues and expenditures for the preceding fiscal year, including all of the I-Bank's costs. The information provided pursuant to this subdivision shall include, but need not be limited to, both of the following:
  - (1) The amount and source of total bank revenues. Revenues shall be shown by main categories of revenues, including interest earnings, fees collected, and bond proceeds, for each bank program.
  - (2) The amount and type of total bank expenditures. Expenditures shall be shown by major categories of expenditures, including loans provided, debt service payments, and program support costs, for each bank program.
- (e) A projection of the I-Bank's needs and requirements for the coming year.
- (f) Recommendations for changes in state and federal law necessary to meet the objectives of this division.

#### I-BANK OVERVIEW

The I-Bank, housed within the State of California's Business, Transportation and Housing Agency, has a mission to finance public infrastructure and private development that promote a healthy climate for jobs, contribute to a strong economy and improve the quality of life in California communities. The I-Bank's primary programs include the Infrastructure State Revolving Fund (ISRF) Program that provides direct low-cost financing to public agencies for a wide variety of public infrastructure projects, and Bond Financing Programs that provide tax-exempt conduit revenue bond financing for

qualified manufacturing companies, nonprofit organizations, public agencies, other eligible entities, including the I-Bank's own ISRF Program.

#### SUMMARY OF I-BANK ACTIVITIES DURING FISCAL YEAR 2011/2012

(a) (1) A listing of applications accepted, including a description of the expected employment impact of each project.

A summary of Preliminary Applications received is as follows:

Program	Number of Preliminary Applications Received	Financing Amount Requested
ISRF Program	2	\$5,470,231
Bond Financing Programs <sup>1</sup>	None	None
Total	2	\$5,470,231

A summary of Financing Applications received is as follows:

Program	Number of Financing Applications Received	Financing Amount Requested
ISRF Program	1	\$10,000,000
Bond Financing Programs	6	\$753,925,000
Total	7	\$763,925,000

A listing of these applications is contained in the following appendices:

- Appendix 1—ISRF Program Preliminary Applications Received
- Appendix 2—ISRF Program Financing Applications Received
- Appendix 3—Bond Financing Programs Financing Applications Received

Note: See subsection (b) below for expected employment impacts for approved ISRF Program loans.

(2) A separate summary of applications for the ISRF Program, including a summary of the number of preliminary applications that did not receive funding and the reason the applicant did not qualify.

The summary of ISRF Program applications is found in **Appendices 1 and 2**. A summary of the ISRF Program preliminary applications and financing applications that did not receive funding, including the reasons the application did not proceed is contained in **Appendix 4—ISRF Program Preliminary Applications and Financing Applications Withdrawn or Inactive**.

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Applicants for Industrial Development Bonds and Exempt Facility Bonds are the only applicants of the Bond Financing Programs that submit a Preliminary Application. All other Bond Financing Program applicants only submit Financing Applications.

(b) Specification of bonds sold and interest rates thereon.

A summary of bonds sold is contained in the following table along with a summary of ISRF Program loans approved (although approved loans are not required to be reported per Government Code Section 63035.)

	Number of Loans Approved and Bonds Sold	Expected Employment Impacts— Estimated Jobs <sup>2</sup>	Financing Amount	Leverage
ISRF Program	2	57	\$16,756,500	\$1,245,284
Approved Loans				
Bond Financing	9	1510	\$851,100,000	\$24,270,000
Programs Bonds				
Sold				
<b>Total Loans</b>	11	1567	\$867,856,500	\$25,515,284
Approved And				
Bonds Sold				

**Appendix 5—ISRF Program Loans Approved** and **Appendix 6—Bond Financing Programs Bonds Sold** contain a detailed listing of the loans approved and bonds sold during Fiscal Year 2011/2012, along with expected employment impacts, and other project and financing information.<sup>3</sup>

(c) Amount of other public and private funds leveraged by the assistance provided.

See table above and **Appendices 5 and 6** for leverage information.

- (d) A report of revenues and expenditures for the preceding fiscal year, including all of the I-Bank's costs. The information provided pursuant to this subdivision shall include, but need not be limited to, both of the following:
  - (1) The amount and source of total bank revenues. Revenues shall be shown by main categories of revenues, including interest earnings, fees collected, and bond proceeds, for each bank program.
  - (2) The amount and type of total bank expenditures. Expenditures shall be shown by major categories of expenditures, including loans provided, debt service payments, and program support costs, for each bank program.

Appendix 7—Audited Statement of Revenues, Expenses, and Changes In Net Position of the California Infrastructure and Economic Development Bank contains the audited revenues and expenses of the I-Bank's two funds, the California Infrastructure and Economic Development (CIEDB) Fund and the

<sup>&</sup>lt;sup>2</sup> Includes both construction and full-time equivalent jobs.

<sup>&</sup>lt;sup>3</sup> Applications for several loans approved and bonds sold in the 2011/2012 fiscal year were submitted in the prior fiscal year.

California Infrastructure Guarantee Trust Fund (Guarantee Trust Fund). The audit is prepared on a full accrual basis.

Appendix 8—Statement of Cash Flows by Program of the California Infrastructure and Economic Development Bank contains cash flows by program for the CIEDB Fund and the Guarantee Trust Fund.

(e) A projection of the I-Bank's needs and requirements for the coming year.

During the 2011/2012 fiscal year, the I-Bank intends to continue to work closely with the Governor's Office to develop strategic initiatives and programs that will contribute to the Governor's clean energy and jobs goals. Additional staffing will likely be necessary in the future should the I-Bank expand existing programs or undertake new programs.

(f) Recommendations for changes in State and Federal law necessary to meet the objectives of this division.

The I-Bank does not recommend any changes in State or Federal law at this time for existing programs. It is unknown if any changes to State or Federal laws will be necessary to facilitate the administration of any new programs.

#### **APPENDICES**

- **Appendix 1—ISRF Program Preliminary Applications Received**
- Appendix 2—ISRF Program Financing Applications Received
- Appendix 3—Bond Financing Programs Financing Applications Received
- Appendix 4—ISRF Program Preliminary Applications Withdrawn or Inactive
- **Appendix 5—ISRF Program Loans Approved**
- Appendix 6—Bond Financing Programs Bonds Sold
- Appendix 7—Audited Statement of Revenues, Expenses and Changes in Net Position of the California Infrastructure and Economic Development Bank
- Appendix 8—Statement of Cash Flows by Program of the California Infrastructure and Economic Development Bank

#### APPENDIX 1—ISRF PROGRAM PRELIMINARY APPLICATIONS RECEIVED **Fiscal Year 2011/2012** Name of Applicant **Project Location Proposed Project Description** Amount Requested McKinleyville Community Services McKinleyville Water Treatment and Distribution: Replace water meters to promote \$1,270,231 District conservation. Water Treatment and Distribution; City Streets: Realign water pipe along three \$4,200,000 Ramona Municipal Water Department Ramona, Unincorporated miles of San Vicente Road to permit a reconfiguration of the road for traffic San Diego County safety and to modernize existing infrastructure. **Total ISRF Program Preliminary** \$5,470,231 2 **Applications Received**

#### APPENDIX 2—ISRF PROGRAM FINANCING APPLICATIONS RECEIVED **Fiscal Year 2011/2012 Project Location** Name of Applicant **Proposed Project Description** Amount Requested \$10,000,000 San Bernardino Municipal Water Muscoy, Water Supply: Design, engineer, and construct a new 12 million gallon circular Department unincorporated San pre-stressed concrete reservoir. Bernardino County **Total ISRF Program Financing** \$10,000,000 1 **Applications Received**

#### APPENDIX 3—BOND FINANCING PROGRAM FINANCING APPLICATIONS RECEIVED **Fiscal Year 2011/2012** Name of Applicant **Project Location Proposed Project Description Amount** Type of Financing<sup>4</sup> Requested The J. Paul Getty Trust City of Los 501(c)(3)Refinance I-Bank bonds issued in 2003 and 2004 that financed and \$365,000,000 Angeles refinanced the acquisition, construction, renovation, improvement and equipping of the Getty Museum and Getty Villa. City of Los Refinance I-Bank bonds issued in 2006 that financed and refinanced \$64,925,000 The Colburn School 501(c)(3)Angeles the construction, renovation, improvement and equipping of school facilities. \$153,000,000 The J. David Gladstone Institutes City and County 501(c)(3)Refinance I-Bank bonds issued in 2001 that financed the acquisition, construction, renovation, improvement and equipping of a of San Francisco biomedical research and administration facility. YMCA of Metropolitan Los Angeles City and County of \$33,000,000 501(c)(3)Refinance I-Bank bonds issued in 2001 that financed and refinanced Los Angeles the construction, renovation, improvement and equipping of facilities. The J. Paul Getty Trust City of Los Refinance a portion of outstanding I-Bank bonds issued in 2007 that \$115,000,000 501(c)(3)financed and refinanced the acquisition, construction, renovation, Angeles improvement and equipping of the Getty Museum and Getty Villa. SRI International City of Menlo Park 501(c)(3)Refinance I-Bank bonds issued in 2003 that financed the \$23,000,000 construction, renovation, improvement and equipping of research facilities. **Total Bond Financing Programs** 6 \$753,925,000 **Financing Applications Received**

<sup>4 &</sup>quot;501(c)(3)" means qualified 501(c)(3) conduit revenue bond or loan.

### APPENDIX 4—ISRF PROGRAM PRELIMINARY APPLICATIONS WITHDRAWN OR INACTIVE

Fiscal Year 2011/2012

			riscal Tear 2011/.	2012		
Name of Applicant	Project Location	Amount Requested	Category and Proposed Project  Description	Date Received	Date Withdrawn/ Made Inactive	Reason(s)
City of Williams	City of Williams	\$2,300,000	Water Supply; Water Treatment and Distribution: Install three new water filters to improve water quality from existing pumps, and construct a new well and reservoir for increased water capacity.	6/30/2011`	10/7/2011	Applicant accepted a U.S. Department of Agriculture grant.
McKinleyville Community Services District	McKinleyville	\$1,270,231	Water Treatment and Distribution: Replace water meters to promote conservation.	10/27/2011	11/10/2011	Applicant unable to find that the proposed project will attract, create, or sustain long-term employment opportunities.
Ramona Municipal Water Department	Ramona, Unincorporated San Diego County	\$4,200,000	Water Treatment and Distribution: Realign water pipe along three miles of San Vicente Road to permit a reconfiguration of the road for traffic safety and to also modernize the existing infrastructure.	10/31/2011	1/30/2012	Project was placed on inactive list due to lack of response by applicant.
Total ISRF Program Preliminary Applications Withdrawn or Inactive	3	\$7,770,231				

	APPENDIX 5—ISRF PROGRAM LOANS APPROVED Fiscal Year 2011/2012						
Name of Borrower	Project Location	Interest Rate	Project Description	Public Benefits (Including Expected Employment Impact) <sup>5</sup>	Financing Amount	Leverage	
Coastside County Water District	El Granada, San Mateo County	2.79%	Water Treatment and Distribution: Design, construct, and install new pre-treatment units to reduce raw water turbidity to meet California Department of Public Health requirements. Upgrade the wash water handling system and improve the chemical storage facility, feed systems, plant control system and water pumps.	Modernize facilities to increase locally-sourced raw water from Denniston Creek, and decrease the amount of more expensive raw water it now purchases from the San Francisco Public Utilities Commission.  Permanent jobs: 0 Estimated Construction jobs: 15	\$6,756,500	\$241,384	

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Estimated construction payroll is calculated at 20% of total project construction costs (the average of receipts-to-payroll for the construction industry). Construction jobs are calculated on a person year basis rather than on a permanent basis by dividing the estimated construction payroll by the average annual wage for construction in the county in which the Project is located. County level construction wage data was obtained from the Employment Department's website at www.labormarketinfo.edd.ca.gov. County construction wage data for calendar year 2011 was used to calculate estimated construction jobs.

	APPENDIX 5—ISRF PROGRAM LOANS APPROVED Fiscal Year 2011/2012								
Name of Borrower	Project Location	Interest Rate	Project Description	Public Bene (Including Expected Emp		Financing Amount	Leverage		
San Bernardino Municipal Water Department	Muscoy, San Bernardio County	2.61%	Water Supply: Design, engineer, and construct a new 12 million gallon circular, prestressed concrete reservoir.	Augment the water storage/transmissidistributes groundwater to and throug address a water storage deficiency in The Project is also needed for proper Ogden pumping station, and will also of water to the Verdemont area that is wildfires, but has only a single source Permanent jobs: 0 Estimated Construction jobs: 42	hout higher elevations and the lower pressure zone. operation of the adjacent provide a secondary source specifically prone to	\$10,000,000	\$1,003,900		
Total ISRF Program Loans Approved	2			Estimated Permanent FTE <sup>6</sup> Jobs:	Estimated Construction Jobs:	\$16,756,500	\$1,245,284		
				Total Estimated .	Jobs: 57				

<sup>6&</sup>quot;FTE" means full-time equivalent. Each ISRF Program borrower's governing body must find by resolution that the project develops and enhances public infrastructure in a manner that will attract, create, and sustain long-term employment opportunities.

	APPENDIX 6—BOND FINANCING PROGRAMS BONDS SOLD Fiscal Year 2011/2012									
Name of Borrower	Project Location	Type of Financing	Interest Rate	Project Description	Public Benefits (Including Expected Employment Impact)	Financing Amount	Leverage			
The Broad Collection	City of Los Angeles	501(c)(3)	Fixed Rate 3.25% TIC <sup>7</sup>	Finance a new art museum, facilities and related infrastructure, including a portion of a three level public parking garage, public plaza and certain streetscape improvements.	Provide substantial cultural and educational benefits to the region and create a vibrant cultural environment that will draw visitors to downtown Los Angeles.  Estimated Permanent Jobs: 50 Estimated Construction Jobs: 1,340	\$150,000,000	\$22,000,000			
Bay Photo, Inc.	City of Scotts Valley	IDB	Variable Rate	Finance the acquisition of three parcels of property totaling approximately 17 acres containing three vacant buildings totaling approximately 140,000 square feet and construct, develop and equip improvements.	Allow consolidation of operations into a single, larger campus-type facility that should support future business growth and an increased workforce.  Estimated Permanent Job: 78 Estimated Construction Jobs: 9	\$9,825,000	\$2,125,000			
The J. Paul Getty Trust	City of Los Angeles	501(c)(3)	Variable Rate	Refinance I-Bank bonds issued in 2003 that financed and refinanced the acquisition, construction, renovation, improvement and equipping of the Getty Museum and Getty Villa.	Provide for the addition of new interest rate modes that allow greater flexibility for managing cash flow in connection with tax-exempt debt and improve effectiveness of cash management.	\$276,800,000	\$0			

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<sup>&</sup>lt;sup>7</sup> "TIC" means True Interest Cost.

#### APPENDIX 6—BOND FINANCING PROGRAMS BONDS SOLD **Fiscal Year 2011/2012** Name of **Project Type of Financing** Interest **Project Description Public Benefits Financing** Leverage Borrower Location Rate (Including Expected Employment Amount Impact) The J. Paul Getty City of Los 501(c)(3)\$68,930,000 \$0 Mitigate interest rate risk associated with Fixed Refinance I-Bank bonds Trust Angeles variable interest rates and achieve estimated issued in 2004 that Rate total cost savings of approximately \$2 financed and refinanced the 4.69% acquisition, construction, million that will contribute to the continued TIC renovation, improvement provision of cultural and educational and equipping of the Getty activities. Museum and Getty Villa. \$0 The Colburn City of Los 501(c)(3)\$64,925,000 Variable Refinance I-Bank bonds Mitigate interest rate risk associated with School Angeles auction rate securities and achieve potential issued in 2006 that Rate annual cost savings of approximately financed and refinanced the \$800,000 that will contribute to the construction, renovation, improvement continued provision of educational and and cultural activities. equipping of school facilities. The J. David \$120,090,000 \$0 City and 501(c)(3)Mitigate interest rate risk associated with Fixed Refinance I-Bank bonds Gladstone County of variable interest rates to achieve estimated Rate issued in 2001 that Institutes San annual cost savings of approximately \$1.2 financed the acquisition, 5.14% million, and improve facilities that will Francisco construction. renovation. TIC contribute to the continued provision of improvement and research objectives and accommodate equipping of a biomedical additional research staff. research and administration facility and finance the Estimated Permanent Jobs: 5 purchase of research and Estimated Construction Jobs: 13 laboratory equipment.

#### APPENDIX 6—BOND FINANCING PROGRAMS BONDS SOLD **Fiscal Year 2011/2012** Name of **Project Type of Financing** Interest **Project Description Public Benefits Financing** Leverage Borrower Location Rate (Including Expected Employment Amount Impact) YMCA of City and 501(c)(3)Achieve total cost savings of approximately \$33,000,000 \$0 Variable Refinance I-Bank bonds Metropolitan Los County of \$4,000,000 and renovate existing facilities Rate issued in 2001 that Angeles Los that provide services to the community. financed and refinanced the Angeles construction, renovation, Estimated Construction Jobs: 15 improvement and equipping of facilities, and finance renovation of existing facilities. The J. Paul Getty City of Los 501(c)(3)Variable Refinance a portion of Provide for the addition of new interest rate \$108,940,000 \$0 Angeles outstanding I-Bank bonds modes that allow greater flexibility for Trust Rate issued in 2007 managing cash flow in connection with taxthat financed and refinanced the exempt debt and improve effectiveness of cash management. acquisition, construction, renovation, improvement and equipping of the Getty Museum and Getty Villa. SRI International City of 501(c)(3)Fixed Refinance I-Bank bonds Mitigate risk associated with variable \$18,590,000 \$145,000 Menlo Park Rate issued in 2003 that interest rates and eliminate risk associated 3.85% financed the construction, with potential credit rating downgrade of TIC renovation, improvement letter of credit provider. and equipping of research facilities. 9 **Total Bond Estimated** Estimated \$851,100,000 \$24,270,000 **Financing Permanent FTE** Construction **Programs Bonds Jobs: 133** Jobs: 1.377 Sold **Total Estimated Jobs: 1510**

#### APPENDIX 7—AUDITED STATEMENT OF REVENUES, EXPENSES AND **CHANGES IN NET POSITION OF THE**

#### CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK<sup>8</sup> (A COMPONENT UNIT OF THE STATE OF CALIFORNIA)

**Fiscal Year 2011/2012** 

	California Infrastructure and Economic Development Bank Fund		California Infrastructure Guarantee Trust Fund			Total
OPERATING REVENUES						
Interest on loans receivable	\$	10,419,722			\$	10,419,722
Administration fees	\$	1,826,084			\$	1,826,084
Total operating revenues	\$	12,245,806			\$	12,245,806
OPERATING EXPENSES						
Interest on revenue bond debt	\$	5,552,600			\$	5,552,600
Amortization of revenue bond issuance costs	\$	110,719			\$	110,719
Program support <sup>9</sup>	\$	3,968,784			\$	3,968,784
Total operating expenses	\$	9,632,103			\$	9,632,103
OPERATING INCOME	\$	2,613,703			\$	2,613,703
NONOPERATING REVENUE						
Investment income	\$	328,300	\$	91,128	\$	419,428
Total nonoperating revenue	\$	328,300	\$	91,128	\$	419,428
Change in net position	\$	2,942,003	\$	91,128	<b>\$</b>	3,033,131
NET POSITION, Beginning of year	\$	246,303,392	\$	24,432,390	<b>\$</b>	270,735,782
NET POSITION, End of year		249,245,395	\$	24,523,518	\$	273,768,913

The Statement of Revenues, Expenses, and Changes in Net Position is prepared on an accrual basis of accounting in accordance with generally accepted accounting principles.
Data is from the Comprehensive Annual Financial Report of the I-Bank for the year ending June 30, 2012.
Program support expenses represent administrative expenses of the I-Bank.

#### APPENDIX 8—STATEMENT OF CASH FLOWS BY PROGRAM OF THE CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK<sup>10</sup>

(A COMPONENT UNIT OF THE STATE OF CALIFORNIA)

<b>Fiscal</b>	Year	2011	/2012
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	California Infras Economic Developn	nent Bank Fund	California Infrastructure Guarantee Trust Fund	
	ISRF Program	Bond Finar	cing Programs <sup>11</sup>	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipt of interest on loans receivable	\$10,606,891			\$10,606,891
Receipt of administration fees	\$992,991	\$583,512		\$1,576,503
Receipt of loan origination fees	\$67,430			\$67,430
Receipt of principal on loans receivable	\$14,129,063			\$14,129,063
Payment of outstanding loan commitments <sup>12</sup>	(\$16,151,949)			(\$16,151,949)
Payment of program support	(\$2,516,318)	(\$1,141,429)		(\$3,657,747)
Net cash provided by operating activities				\$6,570,191
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES <sup>13</sup>				
Payment of principal on revenue bond debt	(\$5,325,000)			(\$5,325,000)
Payment of interest on revenue bond debt	(\$5,941,702)			(\$5,941,702)
Net cash used for noncapital financing activities				(\$11,266,702)
CASH FLOWS FROM INVESTING ACTIVITIES				
Receipt of interest on investments	\$122,005	\$70,128	98,359	\$290,492
Net cash used for investing activities				\$290,492
CHANGE IN CASH AND EQUIVALENTS				(\$4,406,019)
CASH AND EQUIVALENTS, Beginning of year				\$93,207,915
CASH AND EQUIVALENTS, End of year				\$88,801,896

<sup>&</sup>lt;sup>10</sup> This information is being provided pursuant to Government Code Section 63035(d). Cash flow data is from the Comprehensive Annual Financial Report of the I-Bank for the year ended June 30, 2012, except administration fees, program support and interest on investments data is from internal I-Bank records.

Conduit bonds issued through the I-Bank's Bond Financing Programs do not constitute a debt or liability of the State or of any political subdivision of the State, other than a limited obligation of the I-Bank payable solely from the pledged revenues of the conduit borrower, nor are a pledge of the faith and credit of the State or any political subdivision thereof. As such, the conduit bonds issued by the I-Bank's Bond Financing Programs are not reflected on the I-Bank's financial statements.

12 "Payment of outstanding loan commitments" means loan disbursements and also means local assistance.

<sup>&</sup>lt;sup>13</sup> "Cash flows from noncapital financing activities" represents the payment of principal and interest on bonds issued by the I-Bank to leverage the ISRF Program.